

A CONFIRMING RESOLUTION designating an  
 "Economic Revitalization Area" under I.C. 6-  
 1.1-12.1 for property commonly known as 2801  
 Covington Road, Fort Wayne, Indiana 46802.  
 (Kelly Box and Packaging Corporation)

WHEREAS, Common Council has previously designated and  
 declared by Declaratory Resolution the following described  
 property as an "Economic Revitalization Area" under Division 6,  
 Article II, Chapter 2 of the Municipal Code of the City of Fort  
 Wayne, Indiana, of 1974, as amended and I.C. 6-1.1-12.1, to wit:

Attached hereto as "Exhibit A" as if a part herein;

and

WHEREAS, said project will create 7 additional permanent  
 jobs for a total additional annual payroll of \$96,000, with the  
 average new annual job salary being \$13,714; and

WHEREAS, the total estimated project cost is \$650,000; and

WHEREAS, recommendations have been received from the  
 Committee on Finance and the Department of Economic Development  
 concerning said Resolution; and

WHEREAS, notice of the adoption and substance of said  
 Resolution has been published in accordance with I.C. 6-1.1-12.1-  
 2.5 and I.C. 5-3-1 and a public hearing has been conducted on  
 said Resolution; and

WHEREAS, if said Resolution involves an area that has  
 already been designated an allocation area under I.C. 36-7-14-39,  
 The Fort Wayne Redevelopment Commission has adopted a Resolution  
 approving the designation.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE  
 CITY OF FORT WAYNE, INDIANA:

SECTION 1. That, the Resolution previously designating the  
 above described property as an "Economic Revitalization Area" is  
 confirmed in all respects.



1           **SECTION 2.** That, the hereinabove described property is  
2 hereby declared an "Economic Revitalization Area" pursuant to  
3 I.C. 6-1.1-12.1, said designation to begin on the effective date  
4 of this Resolution and continue for a one (1) year period. Said  
5 designation shall terminate at the end of that one (1) year  
6 period.

7           **SECTION 3.** That, said designation of the hereinabove  
8 described property as an "Economic Revitalization Area" shall  
9 apply to a deduction of the assessed value of real estate.

10           **SECTION 4.** That, the estimate of the number of individuals  
11 that will be employed or whose employment will be retained and  
12 the estimate of the annual salaries of those individuals and the  
13 estimate of the value of redevelopment or rehabilitation all  
14 contained in Petitioner's Statement of Benefits are reasonable  
15 and are benefits that can be reasonably expected to result from  
16 the proposed described redevelopment or rehabilitation.

17           **SECTION 5.** The current year approximate tax rates for  
18 taxing units within the City would be:

- 19           (a) If the proposed development does not occur, the  
20 approximate current year tax rates for this site would  
21 be \$8.8353/\$100.  
22           (b) If the proposed development does occur and no deduction  
23 is granted, the approximate current year tax rate for  
24 the site would be \$8.8353/\$100 (the change would be  
25 negligible).  
26           (c) If the proposed development occurs and a deduction  
27 percentage of fifty percent (50%) is assumed, the  
28 approximate current year tax rate for the site would be  
29 \$8.8353/\$100 (the change would be negligible).

30           **SECTION 6.** Pursuant to I.C. 6-1.1-12.1, it is hereby  
31 determined that the deduction from the assessed value of the real  
32 property shall be for a period of ten (10) years.



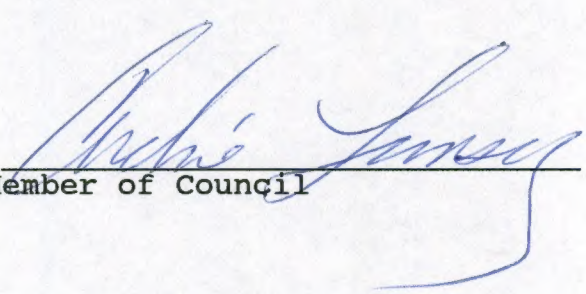
1       **SECTION 7.** The benefits described in the Petitioner's  
2 Statement of Benefits can be reasonably expected to result from  
3 the project and are sufficient to justify the applicable  
4 deductions.

5       **SECTION 8.** For real property, a deduction application must  
6 contain a performance report showing the extent to which there  
7 has been compliance with the Statement of Benefits form approved  
8 by the Fort Wayne Common Council at the time of filing. This  
9 report must be submitted to the Allen County Auditor's Office and  
10 the City of Fort Wayne's Department of Economic Development and  
11 must be included in the deduction application. For subsequent  
12 years, the performance report must be updated within sixty days  
13 after the end of each year in which the deduction is applicable.

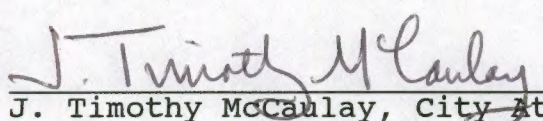
14       **SECTION 9.** The performance report must contain the  
15 following information:

- 16       A. The cost and description of real property improvements.
- 17       B. The number of employees hired through the end of the  
18       preceding calendar year as a result of the deduction.
- 19       C. The total salaries of the employees hired through the  
20       end of the preceding calendar year as a result of the  
21       deduction.
- 22       D. The total number of employees employed at the facility  
23       receiving the deduction.
- 24       E. The total assessed value of the real property  
25       deduction.
- 26       F. The tax savings resulting from the real property being  
27       abated.

28       **SECTION 10.** That, this Resolution shall be in full force  
29 and effect from and after its passage and any and all necessary  
30 approval by the Mayor.

31  
32  
  
Member of Council

APPROVED AS TO FORM AND LEGALITY

31  
32  
  
J. Timothy McCauley, City Attorney



## CERTIFICATE OF SURVEY

OFFICE OF:

## DONOVAN ENGINEERING

JOHN R. DONOVAN P.E. No. 9173 P.L.S. No. 9921 INDIANA  
FRANCIS X. MUELLER P.L.S. No. S0193 INDIANA  
GREGORY L. ROBERTS P.L.S. No. S0548 INDIANA  
FORT WAYNE, INDIANA

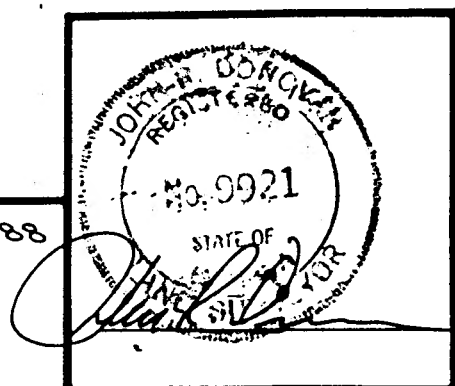
The undersigned Civil Engineer and Land Surveyor hereby certifies that he has made a resurvey of the real estate shown and described below.

Measurements were made and corners perpetuated as shown hereon, in accordance with the true and established lines of the property described, and in conformity with the records in the office of the County Recorder, ALLEN County, Indiana. No encroachments existed, except as noted below.

The description of the real estate is as follows, to wit: Part of that part of the North 857.3 feet of the Northeast Quarter of Section 16, Township 30 North, Range 12 East, Allen County, Indiana, lying Westerly of a line parallel to and 90 feet (measured at right angles) distant Northwesterly from the centerline of the Lake Erie and Western Railroad, more particularly described as follows, to-wit:

Beginning on the North line of said Northeast Quarter, at a point situated 945.51 feet East of the Northwest corner thereof; thence East, on and along said North line, being also the centerline of Covington Road (formerly Miller Road), a distance of 289.8 feet to the point of intersection of said North line with the Northerly projection of the West line of a 1.30 acre tract described in a deed appearing at Document #76-01464 in the Office of the Recorder of Allen County, Indiana; thence South, by an interior angle of 90 degr. 00 min., on and along said Northerly projection and said West line, a distance of 491.4 feet to the Westerly right-of-way line of said Lake Erie and Western Railroad; thence Southwesterly, by a deflection angle right of 26 degr. 59 min., on and along said Westerly right-of-way line, being a line situated 90.0 feet (measured at right angles) Northwesterly of and parallel to the centerline of said railroad, a distance of 410.5 feet to a point situated 857.3 feet South of said North line; thence West, by a deflection angle right of 63 degr. 01 min. and parallel to said North line, a distance of 91.0 feet to a point situated 945.51 feet West of the West line of said Northeast Quarter; thence Northerly, by an interior angle of 90 degr. 50 min. and parallel to said West line, a distance of 857.3 feet to the point of beginning, containing 4.797 acres of land, subject to legal right-of-way for Covington Road.

JOB FOR: KELLY BOX AND PACKAGING CORP. 10-7-88



Read the first time in full and on motion by Lunsey, seconded by Lunsey, and duly adopted, read the second time by title and referred to the Committee on Finance (and the City Plan Commission for recommendation) and Public Hearing to be held after due legal notice, at the Common Council Conference Room 128, City-County Building, Fort Wayne, Indiana, on Tuesday, the 24th, day of August, 19 93, at 5:30 o'clock P M., E.S.T.

DATED: 8-10-93

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by Schmidt, seconded by Schmidt, and duly adopted, placed on its passage. PASSED LOST by the following vote:

	AYES	NAYS	ABSTAINED	ABSENT
TOTAL VOTES	<u>6</u>		<u>2</u>	<u>1</u>
BRADBURY			<u>✓</u>	
EDMONDS	<u>✓</u>			
GIAQUINTA	<u>✓</u>		<u>✓</u>	
HENRY				
LONG	<u>✓</u>			
LUNSEY				<u>✓</u>
RAVINE	<u>✓</u>			
SCHMIDT	<u>✓</u>			
TALARICO	<u>✓</u>			

DATED: 8-24-93

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as (ANNEXATION) (APPROPRIATION) (GENERAL) (SPECIAL) (ZONING) ORDINANCE RESOLUTION NO. B-45-93 on the 24th day of August, 1993

ATTEST:

(SEAL)

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Mark C. GiaQuinta  
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 25th day of August, 1993, at the hour of 8:30 o'clock P M., E.S.T.

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 25 day of August, 19 93, at the hour of 9:20 o'clock A M., E.S.T.

Paul Helmke, designee for:  
PAUL HELMKE, MAYOR

Admn. Appr. \_\_\_\_\_

DIGEST SHEET

Q-93-28-23

TITLE OF ORDINANCE Confirming Resolution

DEPARTMENT REQUESTING ORDINANCE Department of Economic Development

SYNOPSIS OF ORDINANCE Kelly Box and Packaging Corporation is requesting a tax abatement to enable them to construct a 31,000 square foot addition to the existing structure which will include loading, production, and storage facilities.

EFFECT OF PASSAGE Will allow for the creation of 7 new full-time jobs.

EFFECT OF NON-PASSAGE Project will not take place, resulting in 7 jobs not being created.

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) \_\_\_\_\_

ASSIGNED TO COMMITTEE (PRESIDENT) Donald J. Schmidt

BILL NO. R-93-08-03

REPORT OF THE COMMITTEE ON  
FINANCE

ARCHIE L. LUNSEY & DONALD J. SCHMIDT - CO-CHAIRPERSONS  
HENRY, EDMONDS, LONG

WE, YOUR COMMITTEE ON FINANCE TO WHOM WAS

REFERRED AN (~~ORDINANCE~~) (RESOLUTION) confirming resolution  
designating an "Economic Revitalization Area" 2801 Covington  
Road, (Kelly Box and Packaging Corporation)

HAVE HAD SAID (~~ORDINANCE~~) (RESOLUTION) UNDER CONSIDERATION  
AND BEG LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID  
(~~ORDINANCE~~) (RESOLUTION)

DO PASS

DO NOT PASS

ABSTAIN

NO REC

DATED: 8-24-93

Sandra E. Kennedy  
City Clerk



## THE CITY OF FORT WAYNE

CITY-COUNTY BUILDING • ROOM 122 • FORT WAYNE, INDIANA 46802 • 219-427-1208

SANDRA E. KENNEDY, CITY CLERK

August 10, 1993

Ms. Connie Lambert  
Fort Wayne Newspapers, Inc.  
600 West Main Street  
Fort Wayne, IN 46802

Dear Ms. Lambert:

Please give the attached full coverage on the date of August 14, 1993, in both the News Sentinel and Journal Gazette.

RE: Legal Notice for Common Council  
of Fort Wayne, IN

Bill No. R-93-08-02 and R-93-08-03  
"Revitalization Area"

Please send us 4 copies of the Publisher's Affidavit from both newspapers.

Thank you.

Sincerely yours,

Sandra E. Kennedy  
City Clerk

SEK/ne  
ENCL: 1



NOTICE OF PUBLIC HEARING  
FORT WAYNE  
COMMON COUNCIL

(RESOLUTIONS NO. R-93-08-02 AND R-93-08-03 )

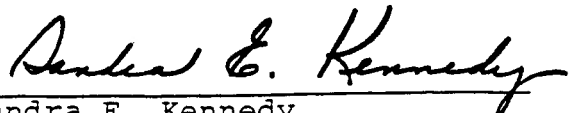
Notice is hereby given that the Common Council of the City  
of Fort Wayne, Indiana, approved a Resolution on 8-10-93,  
date  
designating property at 2801 Covington Road, Fort Wayne, Indiana  
(Kelly Box and Packaging Corporation)  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

an Economic Revitalization Area. A description of the affected area  
can be inspected in the County Assessor's Office.

Common Council will conduct a public hearing on whether  
the above described resolution should be confirmed, modified and  
confirmed or rescinded on August 24, 1993, at 5:30 P.M., in the  
date, time & place  
City-County Bldg, One Main Street, Room 128 Common Council Conference  
Room, 1st Floor

If confirmed, said designation shall continue for one (1) year after  
confirmation.

All interested persons are invited to attend and be heard  
at the public hearing.

  
\_\_\_\_\_  
Sandra E. Kennedy  
City Clerk

Ft. Wayne Common Council

To:

The Journal-Gazette

Dr.

(Governmental Unit)

P.O. Box 100

Fort Wayne, IN

Allen

County, Indiana

## PUBLISHER'S CLAIM

## LINE COUNT

Display Matter (Must not exceed two actual lines, neither of which shall total more than four solid lines of type in which the body of the advertisement is set)  
-- number of equivalent lines

Head -- number of lines

Body -- number of lines

Tail -- number of lines

Total number of lines in notice

## COMPUTATION OF CHARGES

25 lines, 1 columns wide equals 25 equivalent lines  
at .33 cents per line

8.25

Additional charge for notices containing rule or tabular work  
(50 percent of above amount)

2.00

Charge for extra proofs of publication (\$1.00 for each proof in excess of two)

10.25

TOTAL AMOUNT OF CLAIM

\$

## DATA FOR COMPUTING COST

Width of single column 12.5 emsNumber of insertions 1Size of type 6 point

Pursuant to the provisions and penalties of Chapter 155, Acts 1953,

I hereby certify that the foregoing account is just and correct, that the amount claimed is legally due, after allowing all just credits, and that no part of the same has been paid.

Date: August 14, 19 93

Title:

Clerk

## PUBLISHER'S AFFIDAVIT

State of Indiana )

) ss:

Allen County )

Personally appeared before me, a notary public in and for said county and state, the undersigned Deb Alford who, being duly sworn, says that he/she is Clerk of the The Journal-Gazette newspaper of general circulation printed and published in the English language in the (city) (town) of Fort Wayne, IN in state and county aforesaid, and that the printed matter attached hereto is a true copy, which was duly published in said paper for 1 time August 14, 1993, the dates of publication being as follows:

Subscribed and sworn to before me this 14th day of August, 19 93

Notary Public

MARY L ADKISON

NOTARY PUBLIC STATE OF INDIANA

ALLEN COUNTY

My commission expires:

MY COMMISSION EXP JUNE 14, 1997

## NOTICE OF PUBLIC HEARING

FORT WAYNE  
COMMON COUNCIL

(RESOLUTIONS NO. R-93-08-02 AND R-93-08-03)  
Notice is hereby given that the Common Council of the City of Fort Wayne, Indiana, approved a Resolution on 8-10-93 designating property at 2801 Covington Road, Fort Wayne, Indiana (Kelly Box and Packaging Corporation) an Economic Revitalization Area. A description of the affected area can be inspected in the County Assessor's Office.  
Common Council will conduct a public hearing on whether the above described resolution should be confirmed, modified and confirmed or rescinded on August 24, 1993, at 5:30 P.M. In the City-County Bldg, One Main Street, Room 128 Common Council Conference Room, 1st Floor. If confirmed, said designation shall continue for one (1) year after confirmation.

All interested persons are invited to attend and be heard at the public hearing.

Sandra E. Kennedy  
City Clerk  
#889

8-14



PUBLISHER'S CLAIM

LINE COUNT

Display Matter (Must not exceed two actual lines, neither of which shall total more than four solid lines of type in which the body of the advertisement is set)  
-- number of equivalent lines \_\_\_\_\_

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Tail -- number of lines \_\_\_\_\_

Total number of lines in notice \_\_\_\_\_

COMPUTATION OF CHARGES

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(50 percent of above amount) \_\_\_\_\_

Charge for extra proofs of publication (\$1.00 for each proof in excess of two) 2.00

TOTAL AMOUNT OF CLAIM \$ 10.25

DATA FOR COMPUTING COST

Width of single column 12.5 ems  
Number of insertions 1  
Size of type 6 point

Pursuant to the provisions and penalties of Chapter 155, Acts 1953,

I hereby certify that the foregoing account is just and correct, that the amount claimed is legally due, after allowing all just credits, and that no part of the same has been paid.

Date: August 14, 19 93 Title: Deb Alford Clerk

PUBLISHER'S AFFIDAVIT

State of Indiana )  
) ss:  
Allen County )

Personally appeared before me, a notary public in and for said county and state, the undersigned Deb Alford who, being duly sworn, says that he/she is Clerk of the The News-Sentinel newspaper of general circulation printed and published in the English language in the (city) (town) of Fort Wayne, IN in state and county aforesaid, and that the printed matter attached hereto is a true copy, which was duly published in said paper for 1 time , the dates of publication being as follows:

August 14, 1993

Subscribed and sworn to before me this 14th day of August, 19 93

MARY L ADKISON  
NOTARY PUBLIC STATE OF INDIANA  
ALLEN COUNTY  
MY COMMISSION EXP JUNE 14, 1997

Notice is hereby given that the Common Council of the City of Fort Wayne, Indiana, approved a Resolution on 8-10-93 designating property at 2801 Covington Road, Fort Wayne, Indiana (Kelly Box and Packaging Corporation) as an Economic Revitalization Area. A description of the affected area can be inspected in the County Assessor's Office.

The Common Council will conduct a public hearing on whether the above described resolution should be confirmed, modified and confirmed or rescinded on August 24, 1993, at 5:30 P.M. in the City-Council Bldg, One Main Street, Room 128 Common Council Conference Room, 1st Floor. If confirmed, said designation shall continue for one (1) year after confirmation.

All interested persons are invited to attend and be heard at the public hearing.

Sandra E. Kennedy  
City Clerk  
#689

8-14

NOTICE OF PUBLIC HEARING  
FORT WAYNE  
COMMON COUNCIL  
(RESOLUTIONS NO. R-93-08-02 AND R-93-08-03)